



**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

Christine Gleckner, AICP  
Land Use Planner  
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June 11, 2010

**Via E-Mail Only**

George R. Phillips, Senior Transportation Planner  
Loudoun County Office of Transportation Services  
One Harrison Street, S.E., 3rd Floor  
Leesburg, VA 20177

Re: Goose Creek Village – South Commercial Center  
SPMI for Day Care Center

Dear George:

I am providing this traffic information pursuant to the traffic study requirement contained in the minimum submission requirements checklist for a minor special exception application to modify the standard contained in Section 5-609(A)(5) of the Revised 1993 Zoning Ordinance, which requires 75 square feet of outdoor play space per child. The proposed modification will specify that the child care center will limit the number of children using the play space at any one time in order to provide 75 square feet per child. For example, if 6,000 square feet of play space is provided, the child care center will limit the use of that space to 80 children at one time, even though the center may have a capacity for 160 children. As you can see, this modification has no impact whatsoever on the traffic generated by the child care center.

The Goose Creek Village – South Commercial Center is zoned PD-OP and is currently undergoing site plan review pursuant to STPR 2010-0018 for the development of a commercial center on a 77 acre parcel, including an 11,000 square foot day care center. The site plan is proposed pursuant to the proffers and concept plan for ZMAP 2003-0008, Goose Creek Village North. The Goose Creek Village – South Commercial Center is located on the west side of Belmont Ridge Road and the south side of Sycolin Road, north of the Dulles Greenway. The Revised General Plan calls for business community uses in this area, which the rezoning application and now site plan application are implementing.

The following traffic information is provided pursuant to the traffic study requirement contained in the minimum submission requirements checklist for an SPMI application. Goose Creek Village – South Commercial Center has frontage on Belmont Ridge Road and Sycolin Road, with three entrances proposed onto Sycolin Road in conformance with the approved

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BUILDING AND DEVELOPMENT

concept plan. The day care center will be served by an internal driveway network connecting this entire land bay to the Sycolin Road entrances.

Sycolin Road is classified as a major collector roadway in the CTP and is being upgraded between Belmont Ridge Road and the Dulles Greenway pursuant to the proffers for ZMAP 2003-0008. Belmont Ridge Road is classified as a minor arterial road in the CTP and planned ultimately as a six-lane median divided controlled access roadway, with 120 feet of right-of-way. The Goose Creek Village North proffers provide its improvement to a four-lane median-divided controlled access roadway between the Dulles Greenway interchange to just north of the Goose Creek Village North rezoning property boundary as an interim condition. The traffic study submitted with ZMAP 2003-0008 provided a full analysis of the traffic conditions resulting from this rezoning, with the proffered improvements deemed sufficient to address those traffic impacts. With the subsequent subdivision and site plan approvals for the Goose Creek Village North community, those transportation proffers are being implemented. Additionally, there are no known safety issues on the adjacent road network.

### **CONCLUSION**

The traffic study conducted and approved by the County with the rezoning application had analyzed the impacts of the proposed development on the surrounding roadway network. That analysis accounted for such commercial uses as a day care center. The proffers assured the mitigation of any identified impacts and are being implemented with the subsequent development applications for Goose Creek Village. The modification giving rise to this minor special exception application pertains only to the child care center's outdoor play and has no impact on the traffic generated by this use.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

A handwritten signature in black ink, appearing to read 'Christine Gleckner', written in a cursive style.

Christine Gleckner, AICP  
Land Use Planner

cc: Allan McKelvie, Goose Creek Commercial, LLC

**Gleckner, Christine E.**

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**From:** Gleckner, Christine E.  
**Sent:** Friday, June 11, 2010 11:40 AM  
**To:** 'phillips, george'  
**Subject:** RE: Goose Creek Village - South Commercial Center/Day Care Center

George,  
Thanks for the quick response. I will make that addition.  
Thanks, Chris

Christine Gleckner, Land Use Planner  
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**From:** phillips, george [mailto:George.Phillips@loudoun.gov]  
**Sent:** Friday, June 11, 2010 11:32 AM  
**To:** Gleckner, Christine E.  
**Subject:** RE: Goose Creek Village - South Commercial Center/Day Care Center

Hi Chris- 6/11/10

Just add one sentence at the end of the full paragraph on page two that there are no know safety issues on the adjacent road network and then you can submit it. That's it. Let me know if you have any other questions.

Thanks, George

**From:** Gleckner, Christine E. [mailto:cgleckner@ldn.thelandlawyers.com]  
**Sent:** Thursday, June 10, 2010 8:12 PM  
**To:** phillips, george  
**Subject:** Goose Creek Village - South Commercial Center/Day Care Center

George,

I have attached a draft traffic statement for your review and comment prior to submitting with a minor special exception application.

Thanks, Chris

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6/11/2010